

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 15649 of Arch Housing Corporation, pursuant to 11 DCMR 3107.2, for a variance from the minimum lot width and area requirements (Subsection 401.3) and a variance from the rear yard requirements (Subsection 404.1) for a subdivision and construction of four detached single-family dwellings in an R-1-B District at premises 3008 Stanton Road, S.E. (Proposed addresses 2390, 2392, 2394 and 2396 Elvans Road, S.E.) [Square 5877, Lots 849 and 850 (Proposed Lots 81, 82 and 83)].

HEARING DATE: July 8, 1992
DECISION DATE: July 8, 1992 (Bench Decision)

DISPOSITION: The Board GRANTED the application by a vote of 3-0 (Paula L. Jewell, Carrie L. Thornhill and Tersh Boasberg to grant; Angel F. Clarens and Sheri M. Pruitt not present, not voting).

FINAL DATE OF ORDER: July 24, 1992

The Board GRANTED a request for modification of the plans by a vote of 3-0 (Carrie L. Thornhill and Paula L. Jewell to approve; Tersh Boasberg to approve by absentee vote; Angel F. Clarens and Sheri M. Pruitt not voting, not having heard the case).

FINAL DATE OF ORDER: February 2, 1993

MODIFICATION ORDER

The Board granted the application by its order dated July 24, 1992. The Board subsequently approved a request for modification of the originally approved plans by its order dated February 2, 1993. The modification allowed the applicant to provide prospective home purchasers the option of electing brick as an exterior material for all or part of the exterior facade of the dwellings instead of vinyl siding as originally approved by the Board. No other changes to the originally approved plans are proposed.

By letter dated September 3, 1993, the applicant filed a timely motion for Board approval of another modification to the originally approved plans. The requested modification of plans would allow the applicant to change the size of the houses at 2392 and 2396 Elvans Road, S.E. (lots 86 and 84) as follows:

2392 Elvans Road: reduce size from 24 feet by 36 feet to 28 feet by 28 feet, keeping the originally proposed rear yard and west side yard while decreasing the east side yard to 13 feet 6 inches and the west side yard to 8 feet 6 inches.

2396 Elvans Road: reduce size from 24 feet by 36 feet to 28 feet by 28 feet, keeping the originally proposed rear yard and east side yard while increasing the west side yard.

The applicant stated that the reason for the change is to create a more compact, affordable design that proportionally relates better to the other two houses on the site.

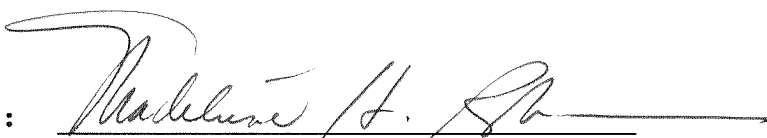
The applicant stated that all other aspects of the project will be constructed in accordance with the original approval. There was no opposition to the proposed modification of plans.

Upon consideration of the motion, the record in the case, and its final orders, the Board concludes that the proposed modification of plans is minor in nature. No additional zoning relief is required. The material facts relied upon by the Board in granting the application are still relevant. It is therefore **ORDERED** that the **MODIFICATION** of **PLANS** is **APPROVED** to reduce the size of the houses on lots 84 and 86 as shown on the plans marked as Exhibit No. 34A-D of the record. In all other respects, the orders of the Board, dated July 24, 1992 and February 2, 1993, shall remain in full force and effect.

VOTE: 3-0 (Carrie L. Thornhill, Paula L. Jewell and Angel F. Clarens to approve; Sheri M. Pruitt not present not voting, not having heard the case).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:


MADELIENE H. ROBINSON
Director

FINAL DATE OF ORDER:

NOV 18 1993

BZA 15649 MODIFICATION ORDER
PAGE NO. 3

PURSUANT TO D.C. CODE SEC. 1-2531 (1987), SECTION 267 OF D.C. LAW 2-38, THE HUMAN RIGHTS ACT OF 1977, THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF D.C. LAW 2-38, AS AMENDED, CODIFIED AS D.C. CODE, TITLE 1, CHAPTER 25 (1987), AND THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. THE FAILURE OR REFUSAL OF APPLICANT TO COMPLY WITH ANY PROVISIONS OF D.C. LAW 2-38, AS AMENDED, SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER.

UNDER 11 DCMR 3103.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

15649Order/TWR/bhs

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

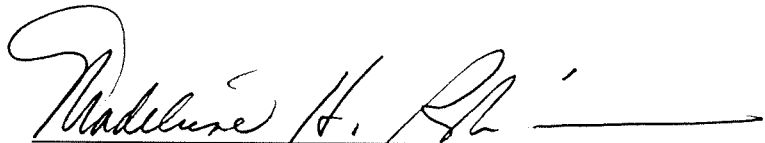


BZA APPLICATION NO. 15649

As Director of the Board of Zoning Adjustment, I hereby certify and attest to the fact that on NOV 18 1993 a copy of the order entered on that date in this matter was mailed postage prepaid to each party who appeared and participated in the public hearing concerning this matter, and who is listed below:

Steve Lukazcer
ARCH Housing Corporation
2309 Martin Luther King, Jr., Avenue, S.E.
Washington, D.C. 20020

Lewis C. Ecker, II, Chairperson
Advisory Neighborhood Commission 8A
2427-A Martin Luther King, Jr., Avenue, S.E., #108
Washington, D.C. 20020


MADELIENE H. ROBINSON
Director

DATE: NOV 18 1993

15649Att/bhs